

INFORMATION FROM 10-12-2012 WORKSHOP  
SPONSORED BY MASSACHUSETTS HOUSING PARTNERSHIP



Last updated: September 5, 2012



## Groton

### General Facts

**2010 Population:** 10,646

**Median Home Sales Price (2013):** \$352,500

**Year Established Housing Trust:** 2006

**# Members on Board of Trustees:** 9

**Composition of Members:**

(2) Select Board members

(1) Mortgage broker

(1) Banker

(1) Real estate attorney

**Total Revenue Since Inception:** \$412,000

**Total Expenditures Since Inception:** \$412,000

**Level of Staff Support:** Housing Coordinator (part-time)

**Source of Revenue for Staff Support:** Community Preservation Act funds

**Trust Revenue Source(s):** Community Preservation Act funds

**CPA Allocation to Trust:** Project-based<sup>1</sup>



### Highlighted Initiative: Town Center Development Project



**Initiative Type:** Development including rehabilitation

**Housing Trust Allocation:** \$400,000

**Trust Allocation Per Unit:** \$133,333

**Total # of Units:** 18 (3 affordable)

#### Project Description:

The project is being developed by Mount Laurel Development, LLC. to create a total of 18 units of homeownership housing, three of which will be affordable to households with incomes at or below 80% AMI. The site is within the Town Center Overlay District per M.G.L. c.43D Expedited Local Permitting. The Overlay District requires any development over six units to provide at least 15% of the units as affordable and permits 10 units per acre.

The project will create three affordable units through the state's Local Action Units program. The project includes rehabilitation of the historic Calvin Boynton House, which is within the Town's local historic district, to accommodate a mixture of commercial and residential units. There will be three residential condos on the second floor of the Boynton House, one of which will be affordable, and 15 units of newly constructed detached and attached single-family units. Early involvement by the Town of Groton Affordable Housing Trust helped to launch the development and ensure that there would be a variety of affordable unit sizes. The Trust contributed \$400,000 to the project and executed an Investor Agreement that entitles the trust to receive 33.3% of any project profit. [Link to Investor Agreement]

<sup>1</sup> Although the CPA allocation to the Trust was based on the Town Center project, the funds were not restricted to this project and could be used for alternate projects if needed.



## Newburyport

### General Facts

**2010 Population:** 17,416

**Median Home Sales Price (2013):** \$415,000

**Year Established Housing Trust:** 2009

**# Members on Board of Trustees:** 5

**Composition of Members:**

(1) Mayor

(1) Housing professionals

(1) Professional planner

(1) Development professional

(1) Banker

**Total Revenue Since Inception:** \$446,000

**Total Expenditures Since Inception:** \$272,700

**Level of Staff Support:** City Planner (part-time)

**Source of Revenue for Staff Support:** Housing Trust funds support up to 15 hours per week

**Trust Revenue Source(s):** Community Preservation Act funds, resale of affordable unit with older deed rider, and "Section 6C Bylaw" payments\*

**CPA Allocation to Trust:** 10-15% of CPA revenue based on annual housing trust budget request



### Highlighted Initiative: YWCA Development & Rehabilitation Project



**Initiative Type:** Development and rehabilitation

**Housing Trust Allocation:** \$65,000

**Total Project Cost:** \$2.2M

#### Initiative Description:

The YWCA Greater Newburyport development project is located at 11 Market Street and consists of ten affordable rental units in a rehabilitated Second Empire style home, built c. 1870, and a rear addition with five affordable rental units. Six of the units are studio apartments, two are one-bedroom, and two are two-bedroom. The YWCA in Newburyport was organized in 1883 and has operated a women's residence since 1890 when the industrial revolution necessitated supportive housing for women.

The rehabilitation and development received eleven sources of funding including Community Preservation Act funds, HOME funds, and housing trust funds. The YWCA, a private non-profit organization, partnered with a private developer to create capacity to secure permits, design, and funding.

The project was initiated in 2006 and received major funding commitments (through the state's One-Stop Application) in May 2012. Construction began in January 2013 and was completed by September 2013. Of the 10 units developed, six of the units are designated for households at or below 30% of the area median income (AMI) and four are designated for households at or below 50% AMI. Two units available to disabled households and eight units are for homeless households.

\* "Section 6C Bylaw" is a local bylaw that requires a special permit for development of more than one residential structure on a single lot. The bylaw requires a public benefit, which can include a donation of funds for affordable housing.

## Sudbury

### General Facts

**2010 Population:** 17,659

**Median Home Sales Price (2013):** \$671,700

**Year Established Housing Trust:** 2006

**# Members on Board of Trustees:** 9

**Composition of Members<sup>1</sup>:**

(1) Select Board member

(1) Planning Board member

(1) Housing Authority Commissioner

(2) Community Preservation Committee members

(1) Community Housing Committee member

**Total Revenue Since Inception:** \$2,315,160

**Total Expenditure Since Inception:** \$1,519,357

**Level of Staff Support:** part-time Housing Coordinator

**Source of Revenue for Staff Support:** Housing Trust and Community Preservation Act funds

**Trust Revenue Source(s):** Community Preservation Act funds

**CPA Allocation:** 10% of CPA revenue



### Highlighted Initiative: Monitoring & Resale Services

**Initiative Type:** Monitoring and Resale Services

**Housing Trust Allocation:** staff time

#### Initiative Description:

The Sudbury Housing Trust, through its Housing Coordinator, proactively monitored affordable units and performed lottery and resale agent services, including marketing units and selecting and qualifying residents for affordable units. The Trust is an approved agent by DHCD and MassHousing.

This role generated revenue for the Sudbury Housing Trust through external fees for the lottery and resale service. The revenue generated from this activity was over \$367,000 between 2006-2013 and, in effect, paid for the Housing Coordinator position. The lottery and resale services were performed within Sudbury and in nearby communities.

This work was a springboard for the establishment of the Regional Housing Services Office (RHSO), a municipal collaboration between six towns. Sudbury acts as the host community for the RHSO and provides services to the other member communities.

The core housing services provided by the RHSO include annual monitoring of affordable units both ownership and rental, reconciling municipal inventory records with the Subsidized Housing Inventory, administration of the local HOME funds and program, program development and local support for affordable housing projects. The RHSO staffing model is determined on an annual basis based on the needs of each town. In FY14, 3 consultants staff the RHSO.

\* The participating communities in the Regional Housing Services Office are Acton, Bedford, Concord, Lexington, Sudbury, and Weston.

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<sup>1</sup> Note: The only required member is a selectperson, the other members are at-large appointees of the Board of Selectmen.